



January 24, 2024

Dear Rivendell Community Association, Inc. Owners:

Please see enclosed mailing for your Annual Meeting that is scheduled for February 7, 2024 at 4:00 pm.

ELECTION: There are 3 seats open for the Board of Directors and three (3) names were submitted by the nominating committee, Larry Dobias, Rick Durham, and F. Michelle Meyer. Your association Docs do allow for nominating from the floor at the meeting. This means there will be a call for nominations from the floor at the annual meeting. If no one is nominated from the floor, then Larry, Rick, and Michelle will join Mary and Kevin as your 2024 Board of Directors. There is a ballot enclosed for your use. The 3 members who were nominated are on the ballot with additional blank space for any write ins we may get the evening of the meeting. This ballot can be used the night of the meeting IF we have an election.

PROXY: Enclosed you will find a proxy that will serve 2 purposes. First it will serve to count towards a quorum. **A quorum is 20% of all homes (or 100 homes). If we do not have a quorum then we cannot have the meeting.** If you will not be attending, we encourage you to **please send in your proxy prior to the meeting.** The second purpose of the proxy is to vote on the items enclosed. First is the Surplus Carry Over vote which allows 2023 surplus funds to be carried over to 2024 to avoid paying taxes on the money. For the other 2 items, The Board is suggesting 2 amendments – one is to impose a \$500.00 capital contribution fee to all future closings. The second is to impose a transfer fee of \$300.00 payable at the closing of a unit.

If you have questions please call 941-922-3391 or email me at fmmarks@caseymanagement.com.

Sincerely,
Fred Marks / mm

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RIVENDELL COMMUNITY ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE And AGENDA Of ANNUAL MEMBERSHIP MEETING AND ELECTION OF DIRECTORS

NOTICE IS HEREBY GIVEN that the annual membership meeting of Rivendell Community Association, Inc. will be held at the date, time and place posted below:

DATE: February 7, 2024

TIME: 4:00 pm

PLACE: Our Savior Lutheran Church

2705 N. Tamiami Trail, Nokomis, FL 34275

The **agenda** for the annual membership meeting will be as follows:

- a. Call to Order
- b. Election of chairman of the meeting (if President or President's designee absent)
- c. Roll call and certification of quorum
- d. Proof of notice of meeting or waiver of notice
- e. Reading and approval of any unapproved minutes
- f. Nominations from the floor for anyone wishing to be on the Board of Directors
- g. Collection of Ballots (If there is an election)
- h. President's Report
- i. Treasurer's Report
- j. Secretary's Report
- k. Old Business
- l. New Business
 - Results for Surplus Carry Over Vote
 - Results of Capital Contribution Vote
 - Results of Transfer Fee & Notice of Transfer Vote
 - Election Results and Announcement of 2024 Board of Directors

- Any additional New Business
- m. Owner Discussion
- n. Next Meeting Date – March 20, 2024
- o. Adjournment

Thank you for your interest and participation in the business of your Association.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Call to Order
2. Determination of a quorum
3. Proof of notice of the meeting
4. New Business
 - a. Appointment of Officers
1. Adjournment

By: Fred Marks, LCAM

*This notice has been posted on the Association property in accordance
with the Bylaws and Statutory requirements.*

2024 Rivendell Board Candidate BIOS - 3 Candidates for 3 open board positions

LARRY DOBIAS:



My name is Larry Dobias and I am running for the Board of Directors. My wife Nancy and I have lived in the Rivendell Community for 12 years. I have served on Rivendell Boards in the past for 5 years, first as the Treasurer and later as the President. In addition I have been an active member of both the Maintenance and Pond and Preserve committees.

Before I retired, I served as the President of AM Stabilizers, a chemical company which is part of the Functional Chemicals Div of Mitsubishi Corp. The company has multiple manufacturing sites producing vinyl additives sold globally. I was on the Board of Directors reporting to management in Tokyo with P&L responsibility for the business.

If elected to the Rivendell Board of Directors, I would work immediately to re-establishing a solid working relationship with all committees to allow them to use their available expertise on behalf of the community. I would encourage committee members to seek owner involvement and active participation in Rivendell activities.

To be effective, it's my belief that the Board must improve transparency among all members of the community. I would manage Rivendell using the documents as the guide, coupled with current law from the County, State and Federal governments. I would also work to manage the budget with the goal to continuously improve the appearance of Rivendell within its constraints.

It is my hope that you can support my candidacy for the Rivendell Board of Directors and together we can continue moving Rivendell forward.

RICK DURHAM:



My name is Rick Durham and we moved to Rivendell in 2009. Our first and only home in Florida. We bought here quite by accident and been happy ever since. We moved here from Michigan where we raised our family. I graduated from University of Cincinnati with a degree in Mechanical Engineering in 1965 and with a masters from Wayne State University in Detroit Mi in 1975.

For the most part of my career, I owned a Steel Fabricating Co in Walled Lake Michigan. When we retired, we headed to Florida, and here we are today.

I am interested in serving on the Rivendell Board in some capacity to try to help out where I can. We live in a beautiful community and hopefully with everyone's effort it will continue long from now!

F. Michelle Meyer: A Passionate Rivendell Resident and Experienced Professional



Since moving to Rivendell in 2015 with my husband and our son, a proud Pineview High School graduate of 2023, I've been an active and engaged member of our community. My mornings often start with a rejuvenating walk around our picturesque neighborhood, where I relish in the local wildlife. Outside of Rivendell, I'm an avid tennis player and enjoy the beach and boating with friends and family.

Professionally, I bring over a decade of experience in international project management and logistics, most recently serving as a Logistics Manager at RTI International based in Washington, DC. My expertise includes event planning, team leadership, and a deep understanding of logistics management, making me adept at handling complex situations and ensuring effective communication and organization.

My goal as a board member is to blend my professional skills with my passion for our neighborhood, ensuring Rivendell continues to be a wonderful place to live for all residents. I'm eager to listen and talk with residents, promote community involvement, and be involved in how the community moves forward. I'm committed to collaborative decision-making and ready to work closely with fellow board members, residents, and the property management company to address the evolving needs of Rivendell. I will approach financial matters with diligence and responsibility, ensuring that our resources are managed efficiently to maintain the health of the HOA.

Thank you for considering my application and I look forward to the opportunity to serve you and our fellow neighbors. -Michelle

(Words in strike-through type are deletions from existing text; underlined words are additions)

Please cast your vote for the proposed amendment to Section 6.04(n) of the Declaration:

6.04(n) Initial Capital Contribution.

(i) _____ The first purchaser of each Lot or Unit for any conveyance after the date that this provision is recorded in the Public Records of Sarasota County, Florida, at the time of closing of the conveyance from the Declarant ~~seller~~ to the purchaser, shall pay to the Declarant an Initial Association a Capital Contribution in an amount of \$500.00, unless a majority of the Board has adopted and approved a higher or lower contribution amount.

(ii) _____ The fee shall be treated as an assessment against the Unit or Lot and may be collected in the same manner provided for collection of regular or special assessments.

(iii) _____ The funds derived from such Capital Contributions shall be the property of the Association Declarant, and may be used at the discretion of the Board Declarant for any purposes including, without limitation, regular operating expenses, funding of reserves, funding of unexpected or unbudgeted expenses, or for any other legitimate Association expense deemed appropriate or necessary by the Board, subject to any limitations that may be set forth in the Declaration or by applicable law. ~~reimbursing itself for initial start-up costs. This requirement shall not apply to the conveyance of Lots within Unit 1, nor shall it apply elsewhere in the Rivendell community to Lot purchase contracts signed prior to January 1, 1999. The Declarant may also waive this requirement for other Lots or Units. If the first purchase of a Lot or Land Segment is a developer, or an Approved Builder who purchases at least five (5) Lots in a calendar quarter, and that developer or Approved Builder becomes unconditionally obligated to collect and pay the Capital Contributions to Declarant upon the subsequent sale of each Lot and Unit to an end purchaser, the developer or Approved Builder may be excused from payment of the Initial Capital Contribution.~~

(Words in ~~strike-through~~ type are deletions from existing text; underlined words are additions)

Please cast your vote for the proposed amendment to add Section 4.01(p) to the Declaration as described below:

4.01(p) Transfer Fee and Notice of Transfer. Not less than thirty (30) days in advance of a proposed transfer of a Unit or Lot, the seller must provide written notice of such transfer and complete any form or forms required by the Board, and provide such additional information as may be required by the Board. The Board shall have the authority to charge a transfer fee in an amount up to \$300.00 for such transfer, payable by the buyer, unless a majority of the Board has adopted and approved a higher or lower transfer fee, and payment of such transfer fee shall accompany the required forms. The fee shall be treated as an assessment against the Unit or Lot and may be collected in the same manner provided for collection of regular or special assessments.